

The regular meeting of the Farr West City Council was held on March 21, 2019 at 7:00 p.m. at City Hall. Council members present were Boyd Ferrin, Ken Phippen, Josh Blazzard, and David Jay. Mayor Dickemore and Matt Gwynn were excused. Planning Commission Members present were Ted Black, Lyle Earl, and Lou Best. Staff present was Whittney Black and Ryan Shaw. Visitors present were: see attached list.

#### #1 – Call to Order – Mayor Lee Dickemore

Assistant Mayor Boyd Ferrin called the meeting to order.

#### #2- Opening Ceremony

##### a. Pledge of Allegiance

Ken Phippen led in the Pledge of Allegiance.

##### b. Prayer

David Jay offered a prayer.

#### #3 – Comments/Reports

- a. *\*Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*

There were no public comments.

##### b. Report from Planning Commission

Ted Black reported the Planning Commission held a work session and their regular meeting on March 14, 2019. Ted stated the commission held a public hearing to consider the request of a re-zone of the Humane Society of Northern Utah property located at 2410 North 2000 West from the C-2 zone to the R-1-15 zone. Ted then commented that the Planning Commission later motioned to recommend approval of the same re-zone request.

#### #4 – Business Items

##### a. Approval of Business Licenses

##### Pretty & Reckless Boutique – Kristen Bell

Kristen Bell was present seeking a business license for Pretty & Reckless Boutique. Ms. Bell stated that this is an online boutique ran through her home. Ken Phippen clarified that this would not change the neighborhood.

**KEN PHIPPEN MOTIONED TO APPROVE A BUSINESS LICENSE FOR PRETTY & RECKLESS BOUTIQUE. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.**

- b. Preliminary approval of the Happy Days Subdivision located at 3300 North 2575 West – Kenny Palmer

Kenny Palmer and Allan Karras was present seeking preliminary approval of the Happy Days Subdivision located at 3300 North 2575 West. David Jay clarified that one lot has been removed because the detention basin needed to be bigger. David also commented that he is pleased to see that there are some larger lots in phase 1. Mr. Karras commented that most of the larger lots are border other large lots to create a buffer. Mr. Palmer stated that they are seeking preliminary approval of the whole subdivision, and then they will come back for final approval on each individual phase. Boyd Ferrin asked how the drainage and storm water will work. Mr. Karras stated that each two lots will have a drain and they will be maintained by an HOA. Ken Phippen asked if the pipes will be right on the property line. Mr. Palmer stated they will be off set a little bit. David Jay asked how many detention basins are part of this development. Mr. Karras stated originally there were two, but after discussing it with the city engineer it was designed into one big one. David Jay asked how the detention basin will affect the existing home that is next to it. Mr. Karras stated that that home is on a large piece of property. Mr. Karras also stated that he believes there is an existing ditch that helps pull water away from this home. Boyd Ferrin asked about the sewer situation. Mr. Karras commented that currently there is capacity to develop the first phase and then when the sewer grows they will get. Ken Phippen expressed his concerns about sewer flows, water flows, and traffic flows. Mr. Palmer stated that the traffic study showed traffic coming from five different intersections, and expressed his opinion that a majority of people will be traveling south. Mr. Karras commented that they are looking for a concept so that they can move forward. He continued to say that they will be back for approval on each phase. Mr. Karras stated that they understand that there are limits on the sewer and there are other requirements that must be met. Boyd asked for a timetable for this entire development. Mr. Karras stated they are looking at about 5 to 6 years with the sewer issues. There was further discussion and expression of concerns about the sewer. Mr. Palmer read from a letter expressing his findings of how this development meets city requirements and the zoning requirements. Ken agreed with Mr. Palmer that this fits the zone, and again stated that he has concerns about water flow and sewer flow and proposed waiting to vote on this when there is a whole council present and proposed holding a work session to discuss surface drains and to hear for the sewer district. Mr. Karras stated that they were alright with waiting for a whole council and to hold a work session to provide more information. There was a discussion of when to hold the work session. There was also more discussion on the proposed drainage system and a possible HOA. It was determined that a work

session would be held on April 18<sup>th</sup> at 6pm. Mr. Karras suggested inviting the city engineer to attend the work session.

**KEN PHIPPEN MOTIONED TO TABLE PRELIMINARY APPROVAL OF THE HAPPY DAYS SUBDIVISION TO HOLD A WORK SESSION ON APRIL 18TH AT 6PM. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

c. Approval of the Interlocal Agreement with Weber County for election services

**DAVID JAY MOTIONED TO APPROVE THE INTERLOCAL AGREEMENT WITH WEBER COUNTY FOR ELECTION SERVICES. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

d. Approval of the re-zone of the Humane Society of the Northern Utah property, parcel number 19-113-0001, located at 2410 North 2000 West, from the C-2 zone to the R-1-15 zone

Melanie Finn, president of the Humane Society, was present seeking a rezone of the property located at 2410 North 2000 West from the C-1 zone to the R-1-15 zone. Ms. Finn stated that the Humane Society purchased this property many years ago, but has yet to have the opportunity to use it. Ms. Finn explained that the Humane Society is looking to sell the property, and the buyer would like fix up/remodel the existing house that is on the property and make it into his residence.

**KEN PHIPPEN MOTIONED TO APPROVE THE RE-ZONE OF THE HUMANE SOCIETY OF THE NORTHERN UTAH PROPERTY, PARCEL NUMBER 19-113-0001, LOCATED AT 2410 NORTH 2000 WEST, FROM THE C-2 ZONE TO THE R-1-15 ZONE. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.**

e. Discussion/Action - Request for funding for the YCC - Julee Smith

No one was present on behalf of the YCC.

**DAVID JAY MOTIONED TO TABLE ACTION ON THE REQUEST FOR FUNDING FROM THE YCC. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.**

#### #5 – Consent Items

a. Approval of minutes dated March 7, 2019

**KEN PHIPPEN MOTIONED TO APPROVE THE MINUTES DATED MARCH 7, 2019. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

b. Approval of payment of bills dated March 20, 2019

See Warrant Register dated March 20, 2019.

**DAVID JAY MOTIONED TO APPROVE AND PAY THE BILLS DATED MARCH 20, 2019. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

c. Smith Family Park Update and Approval of Bids

Ken Phippen reported that the park is being used despite the weather and mud.

Boyd Ferrin stated that the riding arena will be opened soon when the water has gone down and the barriers will be removed.

d. Eagle Scout Project Presentation – Breken Deuel

Breken Deuel was present seeking approval of his Eagle Scout Project. Breken proposed that for his Eagle Scout project he complete the 6<sup>th</sup> and 7<sup>th</sup> clusters of the fitness stations at the Smith Family Park. David Jay asked how long it would take to complete this project. Breken estimated that the project would take approximately 4 hours. David asked how much help would assist with the project. Breken stated that there will be 5 scouts, including himself.

**KEN PHIPPEN MOTIONED TO APPROVE THE SCOUT PROJECT FOR BREKEN DEUEL AS PRESENTED. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

e. Approval to add Smith Family Park Policies/Procedures and Release Waiver and Hold Harmless Form to Park Ordinance

It was clarified that this ordinance would be an addition to the already existing park ordinance. Boyd Ferrin explained that part of the agenda item is approving an amended fee schedule.

**KEN PHIPPEN MOTIONED TO APPROVE ADDING THE SMITH FAMILY PARK POLICIES/PROCEDURES AND RELEASE WAIVER AND HOLD**

**HARMLESS FORM TO THE PARK ORDINANCE. DAVID JAY SECONDED THE MOTION. WITH KEN PHIPPEN, DAVID JAY, AND JOSH BLAZZARD ALL VOTING AYE. MOTION PASSES.**

#6 – Mayor/Council Follow-up

a. Report on Assignments

Josh Blazzard reported on the Storm Water Coalition meeting, and a meeting with Pleasant View concerning 2700 North. There was a discussion on form based code.

David Jay reported that he is working to get maps up in the council room.

Ken Phippen reported on the Active Transportation meeting, the Golden Spoke ride, grants, the Fiber Committee, and the website. Ken thanked Whitney Black for her help with the website.

Boyd Ferrin reported that the city has hired a new employee named Josh Perkins, and Mosquito Abatement has hired a new director. Boyd then reported that last Saturday there was a fire at the public works shops. A one-ton truck burned, but other than that there was little damage. The insurance company has been contacted and is working with the city staff.

#7 – Adjournment

**AT 8:13 P.M., KEN PHIPPEN MOTIONED TO ADJOURN THE MEETING. JOSH BLAZZARD SECONDED THE MOTION, ALL VOTING AYE.**

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Whitney Black, Deputy Clerk

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Lee Dickemore, Mayor

Date Approved: \_\_\_\_\_